

BUILDING STANDARDS COMMISSION

2525 Natomas Park Drive, Suite 130
Sacramento, California 95833-2936
(916) 263-0916 FAX (916) 263-0959



February 8, 2011

Jessie Y. Wu, Building Official
Community Development Department
City of La Mesa
8130 Allison Ave.
La Mesa, CA 91942

Dear Jessie Y. Wu:

This letter is to acknowledge receipt on December 10, 2010 of the City of La Mesa submittal pertaining to Ordinance NO. 2010-2812 with findings and is acceptable for filing. Per Health and Safety Code Section 17958.8 no modification or change to the California Building Standards Code shall become effective or operative for any purpose until the finding and the modification or change have been filed with the California Building Standards Commission (the Commission).

This letter attests only to the filing of these local modifications with the Commission, which is not authorized by law to determine the merit of the filing.

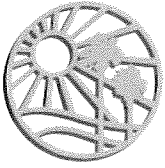
As a reminder, local modifications are specific to a particular edition of the Code. They must be readopted and filed with the Commission in order to remain in effect when the next triennial edition of the Code is published. In addition, should you receive Fire Protection District ordinances for ratification, it is required to submit the ratified ordinances to the Department of Housing and Community Development [H&SC Section 13869.7(c)], attention State Housing Law Program Manager, rather than the Commission.

If you have any questions or need any further information, you may contact me at (916) 263-0916.

Sincerely,


Enrique M. Rodriguez
Associate Construction Analyst

cc: Chron
Local Filings



CITY OF
LA MESA
JEWEL of the HILLS

COMMUNITY DEVELOPMENT DEPARTMENT

December 8, 2010

California Building Standards Commission
2525 Natomas Park Drive, Suite 130
Sacramento, CA 95833

Dear Sir or Madam:

Enclosed please find a copy of Ordinance 2010-2812 adopted by the City of La Mesa City Council on November 23, 2010. The ordinance adopts by reference the 2010 edition of the California Building Standards Code, including the California Building Code, California Residential Code, California Plumbing Code, California Mechanical Code, California Electrical Code and the California Green Standards code.

If you have any questions or desire additional information, please contact me directly at 619-667-1159.

Sincerely,

Jessie Y. Wu, P.E.
Building official

Enclosure

2010 DEC 10 PM 1:48
CITY OF LA MESA
COMMUNITY DEVELOPMENT DEPARTMENT

COPY

ORDINANCE NO. 2010-2812

AN ORDINANCE OF THE CITY OF LA MESA ADOPTING BY REFERENCE THE 2010 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE, KNOWN AS THE CALIFORNIA CODE OF REGULATIONS, TITLE 24 (CCR, T-24) INCORPORATING; THE INTERNATIONAL BUILDING CODE, 2009 EDITION PUBLISHED BY THE INTERNATIONAL CODE COUNCIL; THE INTERNATIONAL RESIDENTIAL CODE, 2009 EDITION PUBLISHED BY THE INTERNATIONAL CODE COUNCIL; THE UNIFORM PLUMBING CODE, 2009 EDITION PUBLISHED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS; THE UNIFORM MECHANICAL CODE, 2009 EDITION PUBLISHED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS; THE NATIONAL ELECTRICAL CODE, 2008 EDITION PUBLISHED BY THE NATIONAL FIRE PROTECTION ASSOCIATION; THE CALIFORNIA GREEN BUILDING STANDARDS CODE, 2010 EDITION; AND AMENDING TITLE 14 OF THE LA MESA MUNICIPAL CODE AND ALL OTHER ORDINANCES IN CONFLICT THEREWITH

The City Council of the City of La Mesa, California, DOES ORDAIN as follows:

SECTION 1. Findings of Local Conditions. Pursuant to Health and Safety Code Sections 17958.5 and 17958.7, the City Council hereby makes the following findings:

- A. Tropical weather conditions, hilly terrain, density of development, canyons with dry dense brush, and the environment existing in the City of La Mesa constitute local conditions which require that the California Building Code and the California Residential Code be modified as expressed herein.
- B. The high water table expansive clay-like soils and history of unregulated grading including uncompacted fills existing in the City of La Mesa constitute local conditions which require that the California Building Code be modified as expressed herein.

SECTION 2. Chapter 14.04 of the La Mesa Municipal Code is hereby amended in its entirety to read as follows:

Chapter 14.04
BUILDING CODE

14.04.010 Adoption of the California Building Code. There is hereby adopted by reference the California Building Code, 2010 Edition, known as the California Code of Regulations, Title 24, Part 2, incorporating the International Building Code, 2009 Edition, published by the International Code Council. Said document is hereby adopted as the Building Code of the City of La Mesa for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area, and maintenance of all buildings or structures within the City of La Mesa. There is one (1) copy of said code on file in the office of the City Clerk for use and examination by the public as required by law.

14.04.020 Repealing of Previous Ordinances. Ordinance 2007-2784 of the City of La Mesa adopting by reference the California Building Code, 2007 Edition, known as the California Code of Regulations, Title 24, Part 2, incorporating the International Building Code, 2006 Edition,

published by the International Code Council, and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

14.04.030 Foundations. Section 1809.1 of the California Building Code adopted by reference in Section 14.04.010 hereof is hereby amended to read as follows:

Section 1809.1 General. Shallow foundations shall be designed and constructed in accordance with Sections 1809.2 through 1809.13. Footings of concrete and masonry shall be of solid material and shall be reinforced with no less than two #4 bars in the bottom of spread footings or one #4 bar at the top and one #4 bar at the bottom of grade beams or monolithic slab-footings.

SECTION 3. Chapter 14.05 of the La Mesa Municipal Code is hereby amended in its entirety to read as follows:

Chapter 14.05
GRADING

14.05.010 Adoption of Appendix J of the California Building Code, 2010 Edition, As Amended. There is hereby adopted by the City of La Mesa for the purpose of prescribing regulations governing the excavation and grading on private property and the issuance of permits and providing for the inspection thereof, Appendix J of the California Building Code, 2010 Edition, one (1) copy of which is on file in the office of the City Clerk of the City of La Mesa.

14.05.020 Repealing of Previous Ordinances. Ordinance No. 2007-2784 of the City of La Mesa adopting by reference Appendix J of the California Building Code, 2007 Edition and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

14.05.030 Permits Required. Section J103.2 of Appendix J of the California Building Code, 2010 Edition, adopted by reference in Section 14.05.010 hereof is hereby amended to read as follows:

J103.2 Exemptions. A grading permit shall not be required for the following:

8. An excavation which is less than 2 feet (610 mm) in depth and does not create a slope steeper than two horizontal to one vertical and does not exceed 50 cubic yards (38.3 m³) or any one lot and does not obstruct or alter a drainage course.
9. A fill less than 12 inches (305 mm) in depth and placed with a slope not steeper than two horizontal to one vertical and does not exceed 50 cubic yards (38.3 m³) on any one lot and does not obstruct or alter a drainage course.

14.05.40 Grading Fees. Appendix J of the California Building Code, 2010 Edition, adopted by reference in Section 14.05.010 hereof is hereby amended to add Section J112 to read as follows::

SECTION J112 GRADING FEES

J112.1 General. Fees shall be assessed in accordance with the fee resolution adopted by the City Council.

J112.2 Plan Review Fees. When a plan or other data are required to be submitted, a plan review fee shall be paid at the time of submitting plans and specifications for review. Said plan review fee shall be as set forth in the fee resolution adopted by the City Council. Separate plan review fees shall apply to retaining walls or major drainage structures as required elsewhere in this code.

J112.3 Consulting Plan Review Fees. When, for whatever reason, in the opinion of the building official or city engineer the scope of the proposed work exceeds the technical expertise of City employees, the City may contract for plan review services with private sector firms having expertise to evaluate plans, specifications and reports for compliance with this code, and other requirements of the City. When consulting plans review services are required by the building official or city engineer, all costs for said services shall be paid by the permit applicant, including costs incurred by the City in administering consulting plan review contracts. These costs for consulting plan review shall be paid in lieu of the plan review fee as set forth in Section J112.2.

J112.4 Grading Permit Fees. A fee for each grading permit shall be paid to the City as set forth in the fee resolution adopted by the City Council. Separate permits and fees shall apply to retaining walls or major drainage structures as required elsewhere in this code. There shall be no separate charge for standard terrace drains and similar facilities.

SECTION 4. Chapter 14.08 of the La Mesa Municipal Code is hereby amended in its entirety to read as follows:

Chapter 14.08 PLUMBING CODE

14.08.010 Adoption of the California Plumbing Code. There is hereby adopted by the City of La Mesa for the purpose of prescribing regulations governing the installation, alteration, or repair of plumbing and drainage systems, the California Plumbing Code, 2010 Edition, known as the California Code of Regulations, Title 24, Part 5, incorporating the Uniform Plumbing Code, 2009 Edition, published by the International Association of Plumbing and Mechanical Officials. There is one (1) copy of said code on file in the office of the City Clerk for use and examination by the public as required by law.

14.08.020 Repealing of Previous Ordinances. Ordinance No. 2007-2784 adopting by reference the California Plumbing Code, 2007 Edition, and all other ordinances in conflict herewith are hereby repealed.

SECTION 5. Chapter 14.09 of the La Mesa Municipal Code is hereby amended in its entirety to read as follows:

Chapter 14.09
MECHANICAL CODE

14.09.010 Adoption of the California Mechanical Code. There is hereby adopted by the City of La Mesa for the purpose of prescribing regulations governing the design, installation, alteration or repair of heating, ventilating, cooling, refrigeration systems, incinerators and other miscellaneous heating producing appliances within the City of La Mesa, the California Mechanical Code, 2010 Edition, known as the California Code of Regulations, Title 24, Part 4, incorporating the Uniform Mechanical Code, 2009 Edition, published by the International Association of Plumbing and Mechanical Officials. There is one (1) copy of said code on file in the office of the City Clerk for use and examination by the public as required by law.

14.09.020 Repealing of Previous Ordinances. Ordinance No. 2007-2784 of the City of La Mesa adopting by reference the California Mechanical Code, 2007 Edition, and all other ordinances in conflict herewith are hereby repealed.

SECTION 6. Chapter 14.10 of the La Mesa Municipal Code is hereby amended in its entirety to read as follows:

Chapter 14.10
ELECTRICAL CODE

14.10.010 Adoption of the California Electrical Code. There is hereby adopted by the City of La Mesa for the purpose of operation and maintenance of all electrical wiring and electrical apparatus of any nature, whether inside or outside of any building, the California Electrical Code, 2010 Edition, known as the California Code of Regulations, Title 24, Part 3, incorporating the National Electrical Code, 2008 Edition, published by the National Fire Protection Association. There is one (1) copy of said code on file in the office of City Clerk for use and examination by the public as required by law.

14.10.020 Repealing of Previous Ordinances. Ordinance No. 2007-2784 of the City of La Mesa adopting by reference the California Electrical Code, 2007 Edition, and all other ordinances in conflict herewith are hereby repealed.

SECTION 7. Chapter 14.12 of the La Mesa Municipal Code is hereby added to read as follows:

Chapter 14.12
RESIDENTIAL CODE

14.12.010 Adoption of the California Residential Code. There is hereby adopted by reference the California Residential Code, 2010 Edition, known as the California Code of Regulations, Title 24, Part 2.5, incorporating the International Residential Code, 2009 Edition, published by the International Code Council. Said document is hereby adopted as the Residential Code of the City of La Mesa for regulating the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every detached one- and two-family dwelling, townhouse not more than three stories above grade plane in height with a separate means of egress and structures accessory thereto within the City of La Mesa. There is one (1) copy of said code on file in the office of the City Clerk for use and examination by the public as required by law.

14.12.020 Climatic and Geographic Design Criteria. Table R301.2(1) of the California Residential Code, 2010 Edition, adopted by reference in Section 14.12.010 hereof is hereby amended to read as follows:

TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

Ground Snow Load	Wind Design		Seismic Design Category	Subject to Damage from			Winter Design Temp ^a	Ice Barrier Underlayment Required ^b	Flood Hazard ^c	Air Freezing Index ^d	Mean Annual Temp ^e
	Wind Speed ^f (mph)	Topo- graphic Effects ^g		Weathering ^a	Frost Line Depth ^a	Termite ^a					
Zero	85	No	D ₁	Negligible	12"	Very Heavy	44°F	No	Footnote 'g'	Zero	60°F

For SI: 1 pound per square foot = 0.0479kPa, 1 mile per hour = 0.447m/s.

Footnotes:

- a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index (i.e., "negligible," "moderate" or "severe") for concrete as determined from the Weathering Probability Map [Figure R301.2(3)]. The grade of masonry units shall be determined from ASTM C34, C55, C62, C73, C90, C129, C145, C216 or C652.
- b. The frost line depth may require deeper footings than indicated in Figure R403.1(1). The jurisdiction shall fill in the frost depth column with the minimum depth of footing below finish grade.
- c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
- d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(4)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- e. Temperatures shall be permitted to reflect local climates or local weather experience as determined by the building official.
- f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
- g. The jurisdiction shall fill in this part of the table with:
 - (a) the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), i.e., City of La Mesa Ordinance 2002-2721 06/25/2002,
 - (b) the date(s) of the Flood Insurance Study, i.e., Study date 01/31/2001 adopted by Ordinance 2002-2721;
 - (c) the panel numbers and dates of all currently effective FIRMs and FBFMs or other flood hazard map adopted by the authority having jurisdiction, as amended, i.e., Panel 06073C1643H current effective date 09/28/2006; Panel 06073C1644G current effective date 09/05/2006.

- h. In accordance with Sections R905.2.7.1, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES". Otherwise, the jurisdiction shall fill in this part of the table with "NO".
- i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99%) value on the National Climatic Data Center data table "Air Freezing Index – USA Method (Base 32oF)" at www.ncdc.noaa.gov/fpsf.html.
- j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index – USA Method (Base 32oF)" at www.ncdc.noaa.gov/fpsf.html.
- k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed up effects, the jurisdiction shall fill in this part of the table with "YES." Otherwise the jurisdiction shall indicate "NO" in this part of the table.

14.12.030 One- and Two-family Dwellings Automatic Fire Systems. Section R313.2 of the California Residential Code, 2010 Edition, adopted by reference in Section 14.12.010 hereof is hereby amended to read as follows:

R313.2 One-and two-family dwellings automatic fire systems. An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings in accordance with the Fire Code of the City of La Mesa, adopted in Chapter 11.04.

SECTION 8. Chapter 14.13 of the La Mesa Municipal Code is hereby added to read as follows:

Chapter 14.13
GREEN BUILDING CODE

14.13.01 Adoption of the California Green Building Standards Code. There is hereby adopted by reference the California Green Building Standards Code, 2010 Edition, known as the California Code of Regulations, Title 24, Part 11. Said document is hereby adopted as the Green Building Code of the City of La Mesa for establishing minimum standards to improve public health, safety and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. There is one (1) copy of said code on file in the office of the City Clerk for use and examination by the public as required by law.

SECTION 9. Constitutionality. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The Council of the City of La Mesa hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause and phrase thereof, respective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional. If any provision of this Ordinance or application thereof to any person or circumstances is held invalid, such invalidity shall not

affect other provisions or applications, and to this end the provisions of the Ordinance are declared to be severable.

SECTION 10. This Ordinance shall be effective January 1, 2011 and the City Clerk shall certify to the adoption of this Ordinance and cause the same to be published at least once in the *East County Californian/La Mesa Forum* within 15 days after its adoption.

INTRODUCED AND READ at a Regular meeting of the City Council of the City of La Mesa, California, held the 26th day of October 2010, and thereafter PASSED AND ADOPTED at a Regular meeting of said City Council held the 23rd day of November 2010, by the following vote, to wit:

AYES: Councilmembers Allan, Arapostathis, Sterling and Mayor Madrid

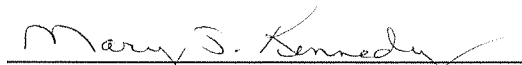
NOES: None

ABSENT: Councilmember Ewin

APPROVED:

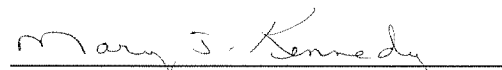

ARTHUR E. MADRID, Mayor

ATTEST:


MARY J. KENNEDY, CMC, City Clerk

CERTIFICATE OF CITY CLERK

I, MARY J. KENNEDY, City Clerk of the City of La Mesa, California, do hereby certify the foregoing to be a true and correct copy of Ordinance No. 2010-2812, duly passed and adopted by the City Council of said City on the date and by the vote therein recited and that the same has been duly published according to law.


MARY J. KENNEDY, CMC, City Clerk

(SEAL OF CITY)